



# Department of Property & Procurement

## Government of the United States Virgin Islands

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October 2, 2019

### **AMENDMENT #2 – IFB056OOGT19 (C) Rehabilitation of Government House, St. Thomas**

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

BIDDERS MUST ACKNOWLEDGE RECEIPT OF THIS AMENDMENT WITH THEIR BID PROPOSAL.

## **ADDENDUM NO. 1**

**GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
OFFICE OF THE GOVERNOR**

*through the*

**DEPARTMENT OF PROPERTY AND PROCUREMENT**

*for the*

**REHABILITATION OF GOVERNMENT HOUSE, CHARLOTTE AMALIE**

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### **INFORMATION FOR BID NO. 056 OOGT19(C)**

**Rehabilitation of Government House**

**No. 21 & 22 Kongen Gade, Charlotte Amalie,  
St. Thomas, United States Virgin Islands 00802**

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A Pre-Proposal Conference was held on Tuesday, September 17, 2019, at the Department of Property and Procurement, St. Thomas, U. S. Virgin Islands. From that meeting, the following are further clarifications to questions and general comments from the Proposers:

#### **SECTION 1.1: LEMARTEC QUESTIONS –**

##### **EXTERIOR WORKS**

1. Provide Specs for the floor Marble tiles.  
Specification for Section 09300- Tile is included with this Addendum for the purposes of pricing. Proposers shall include an allowance of \$20.00/Sq. Ft. for marble tile to match the existing Face dimensions and thickness of the existing white marble tile being replaced. The owner in concert with the architect will select the marble tile to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected tile consistent with the above referenced allowance.
2. Provide Specs or make and model for the exterior Flood Lights.  
Proposers shall include an allowance of \$150.00/each for the material cost for the exterior flood lights. The Owner in concert with the architect will select the flood lights to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected flood lights consistent with the above referenced allowance.
3. Provide Specs or make and model for the exterior wall mounted Courtyard Lights.  
Proposers shall include an allowance of \$750.00/each for exterior Lantern Post Courtyard Lights. The owner in concert with the architect will select the Courtyard Lights to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected Courtyard Lights consistent with the above referenced allowance.

4. Provide Specs; details, drawings or make and model for the Pool/Fountain pumps & electric fixtures.

**The Pool/Fountain will be executed as a Design/Build. Proposers shall include an allowance of \$40,000.00 for the Design and Construction of the Fountain. To include necessary pumps and Electrical fixtures to make the system complete. The Contractor is required to provide Cost Proposals for the Pool/Fountain consistent with the above referenced allowance.**

#### **FIRST & SECOND FLOOR – HVAC**

5. Provide Specs for the 32 Tons VRF Air Conditioning System, or provide Make and Model.  
**Sheets 1M1.3 and 2M1.3 are included with Addendum No. 1 providing Model number and Make - 32-tons VRF Air Conditioning System.**

#### **THIRD FLOOR – HVAC**

6. Provide Specs for the central AC Air Handler and Condenser unit, or provide make and Model.  
**The Existing duct work and air handler for the Third Floor HVAC shall be removed and replaced with the VRF Air Conditioning System. Sheet 3M1.3 was included with this addendum providing the make and model for the system.**
7. Provide HVAC Specs for the air distribution and ductwork drawings.  
**See Answer No. 6.**

#### **COMBINED-PORCH AREAS, RM. 100 & 200**

8. Provide Specs or make and model for the decorative light fixtures.  
**Proposers shall include an allowance of \$400.00/each for the material cost for the decorative light fixtures. The Owner in concert with the architect will select the light fixtures to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected light fixtures consistent with the above referenced allowance.**

#### **FIRST FLOOR – VESTIBULE, RM. 120**

9. Provide Specs for the floor Marble tiles.  
**See Answer No. 1**

#### **FIRST FLOOR – LOBBY ROOM 121**

10. Provide Specs for the floor Marble tiles.  
**See Answer No. 1**

#### **FIRST FLOOR – OFFICE No.1, RM. 101**

11. Provide Specs for the floor Marble tiles.  
**See Answer No. 1**

#### **FIRST FLOOR – MALE RESTROOM, RM. 103**

12. Provide Specs for the floor tiles.

Specification for Section 09300- Tile is included with this Addendum for the purposes of pricing. Proposers shall include an allowance of \$10.00/Sq. Ft. for Restroom floor tile to match the existing Face dimensions and thickness of the existing floor tile being replaced. The owner in concert with the architect will select the Restroom floor tile to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected floor tile consistent with the above referenced allowance.

13. Provide Specs for the wall tiles and molding.

Proposers shall include an allowance of \$10.00/each for the material cost for the Restroom wall tile. The Owner in concert with the architect will select the wall tile to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected wall tile consistent with the above referenced allowance.

14. Provide Specs for the Plumbing Fixtures or make and model.

All water closets and sinks shall be manufactured by American Standard or proved equal. Both fixtures and shower controls shall be ADA compliant. The sinks shall all be ADA compliant Model No. Scarabeo Throuwh sink.

15. Provide Exhaust Fans Specs or make and model.

Sheets 1M1.3, 2M1.3, 3M1.3 was included with this addendum providing the make and model for the new exhaust fans. Exhaust Fans will be at a 0.6 Sones or less sound level.

16. Specify what accessories are need it.

Each Restroom is to include two 36-inch long ADA Compliant grab bars and surface mounted Stainless-steel toilet paper holders.

#### **FIRST FLOOR – FEMALE RESTROOM, RM. 102**

17. Provide Specs for the floor tiles.

See Answer No. 12

18. Provide Specs for the wall tiles and molding.

See Answer No. 13

19. Provide Specs for the Plumbing Fixtures or make and model.

See Answer No. 14

#### **FIRST FLOOR – CORRIDOR/HC LIFT RM. 104/105**

20. Provide Specs for the floor tiles.

See Answer No. 12

21. Provide Specs for the Lighting Fixtures or make and model.

Proposers shall include an allowance of \$200.00/each for exterior Light Fixture. The owner in concert with the architect will select the fixtures to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected Light Fixtures consistent with the above referenced allowance.

**FIRST FLOOR – OFFICE No.3, RM. 118**

22. Provide Specs for the floor Marble tiles.  
See Answer No. 1

**FIRST FLOOR – OFFICE No.4, RM. 117**

23. Provide Specs for the floor Marble tiles.  
See Answer No. 1
24. Provide Specs for the Lighting Fixtures or make and model.  
See Answer No. 21

**FIRST FLOOR – SECURITY OFFICE, RM. 119**

25. Provide Specs for the floor Marble tiles.  
See answer No, 1

**FIRST FLOOR – HALLWAY, RM. 108**

26. Provide Specs for the Vinyl floor tiles.  
Vinyl Tile is not being replaced. The Floor finish in that area will be carpet.
27. Provide Specs for the Chandelier Lighting or make and model.  
The Chandelier Lighting shown in the Bid Schedule are existing Chandelier that are to be removed cleaned, Crystal reattached, and new light bulbs installed before being relocated at previous locations.
28. Provide Specs for the Carpet or make and model.  
Specification for Carpet is included with this Addendum for the purposes of pricing. Proposers shall include an allowance of \$10.00/Sq. Ft. for carpet. The owner in concert with the architect will select the carpet to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected carpet consistent with the above referenced allowance.

**FIRST FLOOR – STAIRCASE, RM. 106**

29. Provide Specs for the Carpet or make and model.  
See Answer No. 28
30. Provide Specs for the Lighting Fixtures or make and model.  
See Answer No. 21

**FIRST FLOOR – OFFICE No.5, RM. 111**

31. Provide Specs for the Floor Tile or make and model.  
See Answer No. 12

**FIRST FLOOR – OFFICE No.6, RM. 113**

32. Provide Specs for the Floor Tile or make and model.  
See Answer No. 12

**FIRST FLOOR – OFFICE No.7, RM. 114**

33. Provide Specs for the Floor Tile or make and model.  
See Answer No. 12

**FIRST FLOOR – STORAGE, RM. 116**

34. Provide Specs for the Hanging Pendulum Lighting or make and model.  
Proposers shall include an allowance of \$200.00/each for the Hanging Pendulum Lighting. The owner in concert with the Architect will select the fixtures to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected the Hanging Pendulum Lighting consistent with the above referenced allowance.
35. Provide Specs for the Floor Tile or make and model.  
See Answer No. 12

**SECOND FLOOR – STAIRCASE, RM. 220**

36. Provide Specs for the Carpet or make and model.  
See Answer No. 28
37. Provide Specs for the Decorative Wall Mounted Lighting Fixtures or make and model.  
See Answer No. 8

**SECOND FLOOR – RECEIVING ROOM, RM. 201**

38. Provide Specs for the Carpet or make and model.  
See Answer No. 28
39. Provide Specs for the Decorative Wall Mounted Lighting Fixtures or make and model.  
See Answer No. 8
40. Provide Specs for the Chandelier Lighting or make and model.  
See Answer No. 27

**SECOND FLOOR – BALLROOM, RM. 202**

41. Provide Specs for the Decorative Wall Mounted Lighting Fixtures or make and model.  
**See Answer No. 8**

42. Provide Specs for the Chandelier Lighting or make and model.  
**See Answer No. 27**

#### **SECOND FLOOR – DINING ROOM, RM. 203**

43. Provide Specs for the Decorative Wall Mounted Lighting Fixtures or make and model.  
**See Answer No. 8**

44. Provide Specs for the Chandelier Lighting or make and model.  
**See Answer No. 27**

#### **SECOND FLOOR – STORAGE, RM. 206**

45. Provide Specs for the Wall Mounted Light or make and model.  
**See answer No. 21**

46. Provide Specs for the Floor Tile or make and model.  
**See Answer No. 12**

#### **SECOND FLOOR – KITCHEN, RM. 210**

47. Provide Specs for the Recessed Light or make and model.  
**Proposers shall include an allowance of \$200.00/each for Recessed Lights. The owner in concert with the Architect will select the lights to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected the Recessed Lights consistent with the above referenced allowance.**

48. Provide Specs for the Floor Tile or make and model.  
**See Answer No. 12**

49. Provide Exhaust Fans Specs or make and model.  
**See Answer No. 15**

#### **SECOND FLOOR – COMMUN, RM. 209**

50. Provide Specs for the Floor Tile or make and model.  
**See Answer No. 12**

#### **SECOND FLOOR – BATHROOM, RM. 208**

51. Provide Specs for the Floor Tile or make and model.  
**See Answer No. 12**

52. Provide Specs for the Plumbing Fixtures or make and model.

**See Answer No. 14**

**THIRD LEVEL – HALLWAY, RM. 305**

53. Provide Specs for the Floor Carpet or make and model.  
**See Answer No. 28**

**THIRD LEVEL – CORRIDOR, RM. 314**

54. Provide Specs for the Floor Carpet or make and model.  
**See Answer No. 28**

**THIRD LEVEL – CORRIDOR, RM. 304**

55. Provide Specs for the Floor Carpet or make and model.  
**See Answer No. 28**

**THIRD LEVEL –GOV. ASSISTANT, RM. 303**

56. Provide Specs for the Floor Carpet or make and model.  
**See Answer No. 28**

**THIRD LEVEL –GOV. SECRETARY RM. 308**

57. Provide Specs for the Floor Tile or make and model.  
**See Answer No. 12**

**THIRD LEVEL –GOVERNOR OFFICE, RM. 300**

58. Provide Specs for the Floor Carpet or make and model.  
**See Answer No. 28**

**THIRD LEVEL –GOVERNOR BATHROOM, RM. 301**

59. Provide Specs for the Floor Tiles or make and model.  
**See Answer No. 12**
60. Provide Specs for the Wall Tiles or make and model.  
**See Answer No. 13**
61. Provide Specs for the Plumbing Fixtures.  
**See Answer No. 14**
62. Provide Specs for the Cabinetry (Type and dimensions).  
The Cabinet construction in Restroom 301 will match that of the Kitchen Room 317 and room 210. Mainly, the construction will be Edai Plywood with raised mahogany panel doors and drawer fronts. The counters shall be of quarts. Section 06402 Interior Architectural Wood Work is included in the Specification, Sheet



63. Provide Exhaust Fans Specs or make and model.  
**See Answer No. 15**

64. Specify what accessories are need it.  
**Each Restroom is to include two 36-inch long ADA Compliant grab bars and surface mounted Stainless-steel toilet paper holders.**

**THIRD LEVEL –GOVERNOR RESTRM., RM. 302**

65. Provide Specs for the Floor Tiles or make and model.  
**See Answer No. 12**

66. Provide Specs for the Wall Tiles or make and model.  
**See Answer No. 13**

67. Provide Specs for the Lighting Fixtures or make and model.  
**See Answer No. 21**

68. Provide Exhaust Fans Specs or make and model.  
**See Answer No. 15**

69. Provide Specs for the Plumbing Fixtures.  
**See Answer No. 14**

70. Specify what accessories are need it.  
**Each Restroom is to include two 36-inch long ADA Compliant grab bars and surface mounted Stainless-steel toilet paper holders.**

**THIRD LEVEL –UTILITY CLOSET., RM. 305**

71. Provide Specs for the Floor Tiles or make and model.  
**See Answer No. 12**

72. Provide Specs for the Lighting Fixtures or make and model.  
**See Answer No. 21**

**THIRD LEVEL –BATHROOM, RM. 306 & 307**

73. Provide Specs for the Floor Tiles or make and model.  
**See Answer No. 12**

74. Provide Specs for the Wall Tiles or make and model.  
**See Answer No. 13**

75. Provide Specs for the Plumbing Fixtures.  
**See Answer No. 14**

76. Provide Specs for the Cabinetry (Type and dimensions).  
**Sheets A7.0 and A7.1 are included with this addendum. Room 307 is not a bathroom it is a closet. It originally was included as a part of room 306.**
77. Provide Specs for the Lighting Fixtures or make and model.  
**See Answer No. 21**
78. Provide Exhaust Fans Specs or make and model.  
**See Answer No. 15**
79. Specify what accessories are need it.  
**Each Restroom is to include two 36-inch long ADA Compliant grab bars and surface mounted Stainless-steel toilet paper holders.**

**THIRD LEVEL –RESTROOM, RM. 311**

80. Provide Specs for the Floor Tiles or make and model.  
**See Answer No. 12**
81. Provide Specs for the Wall Tiles or make and model.  
**See Answer No. 13**
82. Provide Specs for the Plumbing Fixtures.  
**See Answer No. 14**
83. Provide Specs for the Cabinetry (Type and dimensions).  
**See Answer No. 62**
84. Provide Specs for the Lighting Fixtures or make and model.  
**See Answer No. 21**
85. Provide Exhaust Fans Specs or make and model.  
**See Answer No. 15**
86. Specify what accessories are need it.  
**Each Restroom is to include two 36-inch long ADA Compliant grab bars and surface mounted Stainless-steel toilet paper holders.**

**THIRD LEVEL –OFFICE No.1, RM. 310**

87. Provide Specs for the Floor Carpet or make and model.  
**See Answer No. 28**
88. Provide Specs for the Lighting Fixtures or make and model.  
**See Answer No. 21**

**THIRD LEVEL –CONFERENCE, RM. 316**

89. Provide Specs for the Floor Carpet or make and model.  
**See Answer No. 28**
90. Provide Specs for the Lighting Fixtures or make and model.  
**See Answer No. 21**
91. Provide Specs for the Wall Mounted Lighting Fixtures or make and model.  
**See Answer No. 21**

**THIRD LEVEL –CORRIDOR No., RM. 312**

92. Provide Specs for the Floor Carpet or make and model.  
**See Answer No. 28**

**THIRD LEVEL –CORRIDOR No., RM. 312**

93. Provide Specs for the Floor Carpet or make and model.  
**See Answer No. 28**

**THIRD LEVEL – KITCHEN, RM. 317**

94. Provide Specs for the Under-cabinet Light or make and model.  
**Proposers shall include an allowance of \$150.00/each for Under-cabinet Light. The owner in concert with the Architect will select the lights to be used from a selection provided by the Contractor. The Contractor is required to provide Cost Proposals for the selected the Under-cabinet Light with the above referenced allowance.**
95. Provide Specs for the Recessed Light or make and model.  
**See Answer No. 47**
96. Provide Specs for the Floor Tile or make and model.  
**See Answer No. 12**

**THIRD LEVEL – RM. 319**

97. Provide Specs for the Floor Tile or make and model.  
**See Answer No. 12**

**THIRD LEVEL – REST ROOMRM. 320**

98. Provide Specs for the Floor Tiles or make and model.  
**See Answer No. 12**
99. Provide Specs for the Wall Tiles or make and model.  
**See Answer No. 13**

100. Provide Specs for the Lighting Fixtures or make and model.  
**See Answer No. 21**
101. Provide Exhaust Fans Specs or make and model.  
**See Answer No. 15**
102. Specify what accessories are need it.  
**Each Restroom is to include two 36-inch long ADA Compliant grab bars and surface mounted Stainless-steel toilet paper holders.**

**THIRD LEVEL – DUAL CLOSET, RM. 309 & 313**

103. Provide Specs for the Floor Tiles or make and model.  
**See Answer No. 12**
104. Provide Specs for the Lighting Fixtures or make and model.  
**See Answer No. 21**

**THIRD LEVEL – GOV. CLOSET, RM. 337**

105. Provide Specs for the Floor Tiles or make and model.  
**See Answer No. 12**

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**SECTION 1.2: CUSTOM BUILDERS QUESTIONS –**

**QUESTIONS- SET NO. 1**

1. Clarify Item 26, Dwg 1A1.0  
**The word "Remove" has been added to the beginning of Note No. 26**
2. What type of wood for Item 17, Dwg 2A1.0?  
**Bidder shall utilize Honduran Mahogany for the replacement wood shutters.**
3. Clarify Item 19, Dwg 2A1.0; missing words  
**The second sentence in Item No. 19, Drawing 2A1.0 should read "Clean and prep floor surfaces to receive new wood flooring".**
4. Where is Item 25, Dwg 2A1.0  
**Item 25, Drawing 2A1.0 is located along Gridline 5C.**
5. Is Item 28 in middle of Courtyard correct number?  
**This item has been deleted from the drawings.**
6. Symbol on ceiling, Dwg 2A1.3 is not in Legend. What is it?  
**The symbol in the ceiling are the air conditioning grills for the VRF Air Conditioning System.**

7. Dwg A4.0 has no MT designation for floor.  
**The designation "MT" for Marble Tile has been to the floor legend.**
8. Dwg A4.1 – Not all flooring is EX. Some removed in demo.  
**"EX" refers to the sub-base below the finish flooring. The demolition drawing identifies where new construction is anticipated for the sub-base.**
9. What do you expect on Chandelier "Refurbished?"  
**The existing Chandeliers in Government House are one of the Historical Features in this property. The ceilings where these fixtures are mounted are by and large being removed and replaced as a result of mold remediation. It is the intent that the Contractor will remove each chandelier, have the glass crystals cleaned, any existing wire connections be replaced if broken, and new light bulbs installed before the chandelier is reinstalled in its previous location.**
10. Dwg E0.0 talks about making necessary provisions for an electrical generator and fuel tank. This is not in the Bid Sheet. Where do we put the costs?  
**There is no generator included in this project.**
11. No det 7 on sheet A5.0 per Dwg 2A1.1  
**The Note referring to Detail No. 7 on sheet A5.0 per sheet 2A1.1 has been changed to Note No. 6**
12. A4.0 – Room Finish Schedule – Floor – for material it says EX existing when it is supposed to be HW. Schedule should reflect new material, not what the old was.  
**Sheet A4.0 has revised to show these changes.**
13. Can you identify on demo & Ident plans all of the add Alt 1 & 2 work?  
**The Demolition and Identification Plans have been revised to indicate the limit of Add Alternates 1 & 2.**
14. Add door finish to Door Schedule  
**All wood doors within Government House are to be painted.**
15. Missing "Windows Schedule" & Elevations  
**There are only two types of windows within Government House, as shown on the Identification Plans and Elevations. These windows are for the most part being refurbished. The Type-A window is an existing window that will be cleaned, patched, sanded, and repaired. All hardware will be replaced with stainless steel hardware. The type-B window is a replacement window that will be constructed as a double hung window as per Section 08520, Wood Windows. The size of the window shall match the existing opening.**
16. Could use an allowance for all the "Data, TV, WIFI, etc.  
**It is the intent of the Scope of Work that the existing Race-ways and wiring for electrical and low voltage systems will be reused. The replacement receptacles identified in the Bid Schedule are for the replacement of the box and receptacle where it is located. The receptacles are to be wired to the existing wiring. An Allowance of \$350,000.00 will be**

utilized for the replacement of low voltage systems such as Data, TV, Wi-Fi, etc. This shall be incorporated in the Bid Schedule as Add- Alternate No. 3

17. Please clarify that we bid what is needed & not the bid sheet quantity or description  
**Proposers' Bids are to be based upon the bid sheet quantity and description as shown in the Bid Schedule.**
18. Shouldn't the wording be "Remove, clean & reinstall Chandelier" from Room 121 and several other rooms? Now it says to "Remove and Replace Chandelier."  
**The wording has been changed on the Bid Schedule.**
19. Should Room 220 on Bid Sheet actually be Room 223?  
**The correct Room Number is 204.**
20. Where on the Bid Sheet is all the A/C work?  
**Sheets 1M1.3, 2M1.3, and 3M1.3 are included with this Addendum indicating the Scope and Model Numbers for the A/C work.**
21. Where on the Bid Sheet do you put LBP abatement, 2<sup>nd</sup> floor?  
**There is no Lead Base Paint on the Second-floor of Government House.**
22. How do we handle other items that are on the drawings but not listed on the Bid Sheet?  
**The Bid Schedule has been revised and updated to reflect items not initially identified.**
23. Doors 309, 320 & 313 are not on Bid Schedule  
**Doors 309, 320 and 313 are included in the revised Bid Schedule.**
24. Can we get a Pool Redesign Allowance to put in the Bid Sheet? The person I talked to at Crystal Fountains is not familiar with this project and can't provide a quote.  
**An Allowance of \$40,000.00 is to be included in proposer's Bid Proposals for the Pool/Fountain. The Pool / Fountain shall be a Design-Build project. The Allowance shall include design, refurbishing, and reconstruction of the pool to include plumbing, electrical, and lighting systems.**
25. Can we bid the windows using Honduran Mahogany instead of the Swietenia Mahogany?  
**Proposers can use Honduran Mahogany instead of Swietenia Mahogany of the wood windows.**
26. Specification Section 08520 Wood Windows section 2.5 A 1. asks that the windows have a tilt-in feature. Can we provide windows without that feature?  
**Proposers are allowed to provide wood windows without a tilt-in feature.**

#### **QUESTIONS- SET NO. 2**

1. Room 103- Add line item for underground trenching for plumbing lines  
**Bid Schedule has been revised to include plumbing system for this Room.**
2. Ext/Misc Work- Repair all cracks at ext. concrete walls appears twice

**The Bid Schedule has been revised to reflect the repair of cracks in exterior walls and columns under one-line item.**

3. Room 120,117,108,201,202 there are no existing decorative wall mounted lighting. What to do?  
**The Bid Schedule has been revised to reflect no decorative wall mounted lighting in these Rooms with the exception of Room No. 120.**
4. Room 101,118,117,109,114,116 Remove and replace solid wood shelves- this item does not appear to be existing in these Rooms  
**The Bid Schedule has been revised to reflect these changes.**
5. Room 103 New accessories appears twice  
**The Bid Schedule has been revised to reflect accessories only once in this Room.**
6. Room 103 New mirror and hardwood frame- Qty is 11ea  
**The Bid Schedule has been revised to reflect that there is only 1 mirror and hard wood frame in Room No. 103**
7. Room 119 Remove/replace wall mtd light-this is a ceiling mtd fluorescent light  
**The Bid Schedule has been revised to reflect the change in light fixture to a ceiling mounted florescent light.**
8. Room 111,114,112 Hanging pendulum light is actually surface mtd  
**The Bid Schedule has been revised to reflect that the replacement light in Rooms 111,114,112 are surface mounted light fixtures.**
9. Room 201 Qty for chandelier is 1, not 2.  
**The Bid Schedule has been revised to reflect quantity for the chandelier in Room 201 is one (1).**
10. Room 202 Sheathing at ceiling is plaster on plaster, not drywall  
**The Bid Schedule and Drawings currently indicate the existing sheathing of the ceiling in Room 202. It will be removed and replaced. The existing ceiling in the ball Room appears to be plaster with a smooth finish. The drawings indicate the Contractor has the option to use of 5/8inch Moisture and Water-Resistant Gypsum Wall Board or Cement Board as a replacement.**
11. Room 203 There is no Decorative Wall Mtd Lighting  
**The florescent wall mounted lighting in Room 203 will be replaced with a decorative type wall mounted lighting.**
12. Room 206, 210 No wood shelves  
**The Bid Schedule has been revised to reflect no wood shelves in these Rooms.**
13. Room 210 Add hood at exhaust vent, Need info on hood  
**Sheet 2M1.3 is included with this Addendum. The information on the Exhaust vent and hood in the Kitchen are part of that sheet.**

### **QUESTIONS- SET NO. 3**

1. Please describe what all is to be included in the unit price for "Remove and Replace Hardwood Flooring" in Room 201 for example. Is the price for only the hardwood since we can't see the condition of any of the subfloor components?

**The price for Hardwood Flooring in the Bid schedule is only for the Hardwood itself. It is presumed the sub-flooring is adequate and will require minimal replacement. The subfloor replacement will be paid for as an extra as needed.**

2. We request that the job duration be increased from 210 days to 365 day. We don't think that the project can be completed in the 210 days due to the amount of work to install an elevator and also due to the hidden work that we can't see yet.

**The job duration will be increased from 210 days to 356 days.**

3. Door 311 opening needs to be widened. Where do we put the cost of that?

**A cost item for wall demolition and infill has been added to the revised Bid Schedule.**

4. There is no line item to remove and install new plumbing in Room 311.

**The Bid Schedule has been revised to include this item.**

5. Room 320 has no line item for the new plumbing on Bid Sheet

**The Bid Schedule has been revised to include this item.**

### **QUESTIONS- SET NO. 4**

1. Is it possible that you could specify an amount for the fountain Lump Sum Allowance No. 1 in Spec. 01020? All the bidders will be using very different numbers that would all be guesses.

**The Pool/Fountain will be executed as a Design/Build. Proposers shall include an allowance of \$40,000.00 for the Design and Construction of the Fountain. To include necessary pumps, plumbing, and Electrical fixtures to make the system complete. The Contractor is required to provide Cost Proposals for the Pool/Fountain consistent with the above referenced allowance.**

2. How do we handle Lump Sum Allowance No. 2 for the door hardware? Do we add \$750 to each existing door that needs some hardware to be repaired?

**The allowance for Hardware is for New Doors not for refurbished doors.**

3. Please confirm that any rock encountered while excavating for the elevator will be paid as an extra.

**Rock encountered during construction will be paid as an extra on a Force Account basis.**

4. The excavation for the elevator is a large unknown cost due to many variables, such as shoring design costs, actual shoring of the walls, underpinning of existing walls which may be rubble walls, rock excavation if encountered, etc. We suggest that all costs associated with the excavation be completed as a Force Account.

**The excavation associated with the elevator will be completed on a Forced Account basis. The Bid Schedule has been revised to reflect this.**



## SECTION 2: CLARIFICATIONS –

1. Changes has been made to Drawings on the following pages:

<u>1A1.0</u>	<u>3A1.0B</u>	<u>3A1.4B</u>	<u>A7.1</u>
<u>1A1.1</u>	<u>3A1.1A</u>	<u>A4.0</u>	<u>E0.0</u>
<u>2A1.0</u>	<u>3A1.1B</u>	<u>A4.1</u>	<u>1M1.3</u>
<u>2A1.1</u>	<u>3A1.2A</u>	<u>A6.0</u>	<u>2M1.3</u>
<u>2A1.3</u>	<u>3A1.2B</u>	<u>A6.1</u>	<u>3M1.3</u>
<u>2A1.3A</u>	<u>3A1.3A</u>	<u>A6.2</u>	
<u>2A1.4</u>	<u>3A1.3B</u>	<u>A6.3</u>	
<u>3A1.0A</u>	<u>3A1.4A</u>	<u>A7.0</u>	

2. Bidders are allowed to utilize Honduran Mahogany in Lieu of Swietenia Mahogany for wood windows and shutters. Bidders are also allowed to utilize Southern Pine No. 1, Fb Strength of 1,300 psi for wood framing and rough wood framing.
3. All Kitchen Fixtures such as refrigerator, stove, and dish washers are to be provided by the Owner and connected by the Contractor.
4. The Contract duration of the work, by copy of this Addendum, is extended from 210 days to 365 days.
5. The following Specifications has been included with this Addendum:
- Specification No. 09300 -Tile
  - Specification No. 09680 – Carpet
6. The Bidder/ Proposers shall include an allowance of \$8,000.00 for each Chandelier to be removed and refurbished professionally and reinstalled with new lighting. The Contractor/ Bidder is required to provide Cost Proposals for the selected Chandeliers consistent with the above referenced allowance.
7. The Bid Date has now been extended by this Addendum to Thursday, October 17, 2019 by Four o'clock in the afternoon to the Department of Property and Procurement.

Enclosures: Revised Bid Schedule, Revised Drawing Sheets, Additional Specifications

**END OF ADDENDUM NO. 1**

## **PART 1 - GENERAL**

### **1.1 SECTION INCLUDES**

- A. Carpet, directed glued.

### **1.2 REFERENCES**

- A. ASTM E 84 – Standard Test Method for Surface Burning Characteristics of Building Materials; 200a.
- B. ASTM E 648 – Standard Test Method for Critical Radiant Flux of Floor Covering Systems using a Radiant Heat Energy Source; 2000.
- C. CRI 104 – Standard for Installation of Commercial Textile Floorcovering Materials; Carpet and Rug Institute; 1996.

### **1.3 SUBMITTALS**

- A. See Section 01300 – Submittal Procedures.
- B. Shop Drawings: Indicate seaming plan, method of joining seams, direction of carpet pile and pattern, location of edge moldings and edge bindings.
- C. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.
- D. Samples: Submit two samples 12 x 12 inch in size illustrating color and pattern for each carpet material specified.

### **1.4 QUALITY ASSURANCE**

- A. Manufacture Qualifications: Company specializing in manufacturing specified carpet with minimum five years documented experience.
- B. Installer Qualifications: Company specializing in installing carpet with minimum three years experience.

### **1.5 ENVIRONMENTAL REQUIREMENTS**

- A. Store materials in area of installation for minimum period of 24 hours prior to installation.
- B. Ventilate installation area during installation and for 72 hours after installation.

### **1.6 EXTRA MATERIALS**

- A. See Section 01600 – Product Requirements, for additional requirements.
- B. Provide 100 s.f. of carpeting of each type, color, and pattern specified.

## **PART 2 – PRODUCTS**

### **2.1 MANUFACTURERS**

Manufacturers include, but are not limited to:

- A. Carpet:  
Bentley Carpet Mills, Inc.  
14641 E. Don Julian Rd.  
City of Industry, CA 91746  
(800) 423-4709 / (818) 333-4585  
  
Collins and Aikman  
210 Madison Avenue  
New York, NY 10016  
(800) 241-4902 / (212) 578-1217

**SECTION 09680 - CARPET**  
GOVERNMENT OF THE U. S. VIRGIN ISLANDS  
**REHABILITATION OF GOVERNMENT HOUSE, ST. THOMAS**  
NO. 21 & 22 KONGENS GADE, CHARLOTTE AMALIE,  
ST. THOMAS, UNITED STATES VIRGIN ISLANDS 00802

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Couristan Inc.  
919 Third Avenue  
New York, NY 10022  
(800) 223-6186 / (212) 371-4200

Healthtex and Design Weave  
15305 Valley View  
Santa Fe Springs, CA 90670  
(800) 366-8839 / (213) 921-7209

Gulistan Carpet, JPS Carpet Corp.  
P.O. Box A  
Aberdeen, NC 28315  
(800) 729-2727 / (919) 944-2371

Harbinger  
P.O. Box 1209  
Calhoun, GA 30703  
(800) 241-4216

Heuga USA  
P.O. Box 1503  
LaGrange, GA 30241  
(800) 868-4537

Interface Flooring Systems, Inc.  
P.O. Box 1503  
LaGrange, GA 30241  
(404) 882-1891

J&J Industries, Inc.  
P.O. Box 1287  
Dalton, GA 30722  
(800) 241-4585 / (404) 278-4454

Karastan-Bigelow  
P.O. Box 27050  
Greensboro, NC 27425-7050  
(800) 523-5647 / (919) 665-4000

Lees Commercial Carpet, Division of Burlington Industries  
P.O. Box 26027  
Greensboro, NC 27420  
(800) 523-5647

Mannington Carpet  
P.O. Box 12281  
Calhoun, GA 30701-7004  
(800) 241-4206 / (404) 629-7301

Milliken Contract Carpets  
P.O. Box 2956  
LaGrange, GA 30241  
(800) 241-4826 / (404) 883-5511

Mohawk Carpet  
1755 The Exchange  
Atlanta, GA 30339  
(800) 554-6637 / (404) 951-6000

Mort West Mills, division of Crest Carpet Co.  
205 Lexington Avenue  
New York, NY 10016  
(212) 889-5588

Pacific Crest Mills  
31 Columbia St.  
Aliso Viejo, CA 92656  
(800) 222-3404 / (CA) (800) 422-4455

Patrick Carpet Mills  
2937 Maria St.  
Rancho Dominguez, CA 90221  
(800) 421-1846 / (CA) (800) 525-8540

Prince Street Technologies, Ltd.  
36 Enterprise Blvd.  
Atlanta, GA 30336  
(800) 221-3684 / (404) 691-0507

Stratton, Division of Shaw Industries  
P.O. Drawer 2128  
616 East Walnut Ave.  
Dalton, GA 30703  
(404) 278-3812

Suncraft Mills  
South Industrial Blvd.  
P.O. Box 12542  
Calhoun, GA 30730+  
(800) 241-4667 / (404) 629-7876

United Technical Products, Inc.  
960 Turnpike St.  
Canton, MA 02021  
(800) 225-6052 / (617) 821-1752

**2.2 CARPET**

- A. Carpet Type CPT-1 see drawings: (09680.A – CARPET CPT-1)
1. Material: Nylon.
  2. Style: Tufted & Fusion Bonded.

**2.3 ACCESSORIES**

- A. Sub-Floor Filler: Type recommended by carpet manufacturer.
- B. Tackless Strip: Carpet gripper, of type recommended by carpet manufacturer to suit application, with attachment devices.
- C. Moldings and Edge Strips: Embossed aluminum, anodized color.
- D. Adhesives: Compatible with materials being adhered.

- E. Seam Adhesive: Recommended by manufacturer.
- F. Contact Adhesive: Recommended by carpet manufacturer.

### **PART 3 – EXECUTION**

#### **3.1 EXAMINATION**

- A. Verify that sub-floor surfaces are smooth and flat within tolerances specified in Section 06100 and are ready to receive carpet.
- B. Verify that wall surfaces are smooth and flat within tolerances, are dust-free, and are ready to receive carpet.
- C. Verify that sub-floor surfaces are dust-free of substances which would impair bonding of adhesives to sub-floor surfaces.

#### **3.2 PREPARATION**

- A. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler.

#### **3.3 INSTALLATION - GENERAL**

- A. Install carpet in accordance with manufacturer's instructions and CRI 104.
- B. Verify carpet match before cutting to ensure minimal variation between dye lots.
- C. Lay out carpet and locate seams in accordance with shop drawings.
  - 1. Locate seams in area of least traffic, out of areas of pivoting traffic, and parallel to main traffic.
  - 2. Do not locate seams perpendicular through door openings.
  - 3. Align run of pile in same direction as anticipated traffic in same direction on adjacent pieces.
  - 4. Locate change of color or pattern between rooms under door centerline.
  - 5. Provide monolithic color, pattern, and texture match within any one area.

#### **3.4 DIRECT-GLUED CARPET**

- A. Double cut carpet seams, with accurate pattern match. Make cuts straight, true, and unfrayed. Apply seam adhesive to cut edges of woven carpet immediately.
- B. Apply contact adhesive to floor uniformly at rate recommended by manufacturer. After sufficient open time, press carpet into adhesive.
- C. Apply seam adhesive to the base of the edge glued down. Lay adjoining piece with seam straight, not overlapped or peaked, and free of gaps.
- D. Roll with appropriate roller for complete contact of adhesive to carpet backing.
- E. Trim carpet neatly at walls and around interruptions.

#### **3.5 CLEANING**

- A. Remove excess adhesive from floor and wall surfaces without damage.
- B. Clean and vacuum carpet surfaces.

**END OF SECTION**

## **PART 1 – GENERAL**

### **1.01 SUMMARY**

- A. Interior Tile:
  - 1. Wall tile over tile backer board at wet areas.
  - 2. Wall tile over concrete and concrete masonry units.
  - 3. Floor tile over concrete slab.
  - 4. Floor tile over plywood and wood decking.
- B. Remodeling of existing tile work.

### **1.02 SUBMITTALS**

- A. Submit for approval samples, product data, mock-ups.

### **1.03 QUALITY ASSURANCE**

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- B. Tile Materials: ANSI 118 series standard specifications.
- C. Tile Installation: ANSI 108 series standard specifications and Tile Council of America, Handbook for Ceramic Tile Installation.

## **PART 2 – PRODUCTS**

### **2.02 MATERIALS**

- A. Manufacturers of Tile Include, but is not limited to, the following: American Olean, Dal-Tile, Summitville Tiles, United States Ceramic Tile Co. or approved equal.
- B. Manufacturers of Setting Materials: American Olean, Bostic Construction Products, Laticrete, Mapei Corp or approved equal.
- C. Glazed Wall Tile:
  - 1. Type: Interior type body, flat tile.
  - 2. Face: As Indicated.
  - 3. Thickness: 5/16 inch nominal thickness.
  - 4. Face: Plain face with square edge.
- D. Glazed Paver Tile:
  - 1. Type: Porcelain flat tile.
  - 2. Size: As indicated.
  - 3. Thickness: [1/2 inch] nominal.
  - 4. Face: Plain face with square edges.
- E. Carrera Marble Tile:
  - 1. Type: Marble Flat Tile
  - 2. Size: Match Existing Tile
  - 3. Thickness: 3/4" Nominal.
  - 4. Face: Match Existing Tile.
- F. Tile Accessories:

1. Matching trim units.
  2. Marble thresholds.
  3. Stone thresholds.
  4. Ceramic toilet accessories.
- G. Setting Materials:
1. Latex-portland cement mortar, ANSI A118.
  2. Chemical-resistant epoxy adhesive, ANSI A118.
- H. Grout:
1. Latex-portland cement grout, ANSI A118.6.
  2. Chemical-resistant epoxy grout, ANSI A118.
- I. Setting Accessories:
1. Membrane waterproofing under tile.
  2. Cementitious tile backer board.
- J. Elastomeric Sealants:
1. One-part mildew-resistant silicone sealant for non-traffic areas.
  2. Multi-part pourable urethane sealant for traffic areas.
  3. Chemical-resistant sealant at chemical-resistant flooring.

## **PART 3 – EXECUTION**

### **3.02 INSTALLATION**

- A. Comply with Tile Council of America and ANSI Standard Specifications for Installation for substrate and installation required. Comply with manufacturer's instructions and recommendations.
- B. Lay tile in grid pattern with alignment grids. Layout to provide uniform joint widths and to minimize cutting; do not use less than 1/2 tile units.
- C. Provide sealant joints where recommended by TCA and approved by Architect.
- D. Grout and cure, clean and protect.

**END OF SECTION**